



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN LEO DAVENPORT, MEMBERS BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

SUBJECT:

Approval of the minutes of the December 21, 2006 Planning Commission Meeting

MOTION:

GOYNES- APPROVED – UNANIMOUS with TRUESDELL and EVANS abstaining as they were not present at the 12/21/2006 Planning Commission meeting

MINUTES:

There was no discussion.

(6:03 – 6:04)

1- 43

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning Manager, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 2 [SDR-15322]	TABLED
Item 24 [ZON-17304]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 25 [SDR-18676]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 26 [ZON-17248]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 27 [SDR-17249]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 31 [ZON-17693]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 32 [SDR-17694]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 33 [VAR-17732]	TABLED
Item 34 [SDR-17730]	TABLED
Item 35 [ZON-18196]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 36 [SDR-17727]	Abeyance to 02/08/2007 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 25, 2007

Department of Planning and Development

Discussion Items

MINUTES – Continued:

Item 37 [VAR-18345]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 38 [GPA-18776]	Abeyance to 03/08/2007 Planning Commission Meeting
Item 44 [GPA-19066]	Abeyance to 03/08/2007 Planning Commission Meeting
Item 54 [WVR-18085]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 55 [SUP-18084]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 60 [VAR-18984]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 61 [SDR-18693]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 65 [SUP-18691]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 66 [SDR-18677]	WITHDRAW WITHOUT PREJUDICE

MR. RANKIN stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

Item 38 [GPA-18776] was requested to be held in abeyance to the 03/08/2007 Planning Commission meeting.

Item 66 [SDR-18677] was requested to be withdrawn without prejudice.

MARGO WHEELER, Director of Planning and Development, clarified that Item 44 [GPA-19066] is to be held in abeyance to the 03/08/2007 Planning Commission meeting. She stated that Item 67 [TXT-17570] was requested to be tabled by staff to allow time to meet with other interested parties and prepare additional backup; however, she requested the matter move forward and the presentation be given as scheduled.

(6:04 – 6:07)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

CHAIRMAN DAVENPORT announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN DAVENPORT read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

CHAIRMAN DAVENPORT noted the **Rules of Conduct**.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-18425 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK -
APPLICANT/OWNER: PMD ASSOCIATES - Request for a Tentative Map FOR A
SUBDIVISION CONSISTING OF SIX RESIDENTIAL LOTS AND ONE COMMERCIAL
LOT on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue (APN 139-20-
801-006), M (Industrial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:08 – 6:09)

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 1 – TMP-18425

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for the Rezonings (Z-0049-96 and Z-0103-97) and the Extension of Time [Z-0049-96(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Sewer service for the commercial subdivision portion of this Mixed-Use project shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
8. Site development to comply with all applicable conditions of approval for Z-49-96, Z-103-97 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 1 – TMP-18425

CONDITIONS – Continued:

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC
 - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). **NOTE: THIS REQUEST HAS BEEN AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER**

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 2 – SDR-15322

MINUTES:

MR. RANKIN stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 45,650 SQUARE-FOOT LIBRARY on a portion of 37.5 acres at 6601 North Buffalo Drive (APN 125-21-701-011), C-V (Civic) Zone [PF-TC (Public Facilities) Town Center Land Use Designation], Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Conformance with Conditions of Approval for Rezoning (Z-0054-01) and Site Development Plan Review [Z-0054-01(1)].
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 01/04/07, and building elevations, date stamped 11/03/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Department of Planning and Development must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

CONDITIONS – Continued:

Acertificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct street improvements for Deer Springs Way adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

CONDITIONS – Continued:

13. An update to the previously approved Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.14. Site development to comply with all applicable conditions of approval for Z-54-01 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18374 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 4 – GPA-18374

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18375 - REZONING RELATED TO GPA-18374 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 5 – ZON-18375

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 5 – ZON-18375

CONDITIONS – Continued:

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18374 AND ZON-18375 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika and

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

MINUTES -- Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

CONDITIONS – Continued:

- systemis required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Department of Planning and Development must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
 7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
 8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18683 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 7 – GPA-18683

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

RUTH DONT, Castle Park Group, expressed concern for Items 7 and 8 as the request would allow the subject property to be rezoned to medium-low residential. MARGO WHEELER, Director of Planning and Development, explained that the request would lessen the intensity of the land as it would become and remain R-1, Single Family Residential.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18684 - REZONING RELATED TO GPA-18683 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 8 – ZON-18684

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

RUTH DONT, Castle Park Group, expressed concern for Items 7 and 8 as the request would allow the subject property to be rezoned to medium-low residential. MARGO WHEELER, Director of Planning and Development, explained that the request would lessen the intensity of the land as it would become and remain R-1, Single Family Residential.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-18683) to a ML (Medium-Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-17856 - REZONING - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 801 South Sixth Street (APN 139-34-410-209), Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Rebecca Burton

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 9 – ZON-17856

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18788) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site if approved.

Public Works

3. Dedicate a 10-foot radius on the southeast corner of Sixth Street and Gass Avenue prior to the issuance of any permits; coordinate with the Right of Way section of the Department of Public Works for assistance in the preparation of appropriate documents.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan standards, except in cases of approved Waivers, concurrent with development of this site.
5. No required parking shall be allowed within the public right-of-way.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 9 – ZON-17856

CONDITIONS – Continued:

6. Landscape and maintain all unimproved rights-of-way, if any, on Gass Avenue and South Sixth Street adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Submit an Encroachment Agreement for all landscaping located in the Gass Avenue and South Sixth Street public right-of-way adjacent to this site prior to occupancy of this site.
8. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18788 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17856 - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC
- Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO AN OFFICE AND WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTHS AND DOWNTOWN STREETSCAPE STANDARDS on 0.16 acres 801 South Sixth Street (APN 139-34-410-209), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Rebecca Burton

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17856) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan dated stamped 12/29/2006, and building elevations, date stamped 12/15/2006, except as amended by conditions herein.
4. Waiver from Title 19 – Section 19.12.040 perimeter landscape standards is hereby approved to allow a zero foot buffer where 8 feet is required along the southern property line (interior) adjacent to the parking area, and 6 foot buffer where 15 feet is required along the north side of structure along Gass Avenue.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

CONDITIONS – Continued:

5. A Waiver of Downtown Centennial Plan streetscape design standards to allow a zero foot landscape buffer where 8 feet is required along the parking area adjacent to Gass Avenue, no amenity zone where 5 feet is required along Gass Avenue, zero East/West shade trees, no decorative paving and lighting along South Sixth Street and Gass Avenue is hereby approved.
6. Existing turf areas shall be removed and replaced with xeriscape. Non-vegetative cover shall be installed in all landscaped areas and shall consist, without limitation, of rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Department of Planning and Development must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Site development to comply with all applicable conditions of approval for ZON-17856 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18755 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 0.30 acres at 501 and 505 East McWilliams Avenue (APNs 139-27-812-041 and 042), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 11 – ZON-18755

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18751) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Coordinate with the City Engineer's Office at 229-6272 regarding appropriate public improvements adjacent this site.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18755 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard (APNs 139-27-812-039 through 043), C-V (Civic) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 13 December 2006, except as amended by conditions herein.
4. All free-standing and monument signage shall be located a minimum of five feet from any property line.
5. Any restored historic neon signage shall be exempt from the application of height, area, and illumination restrictions contained in Title 19.14 relative to signage in the C-V (Civic) zoning district.
6. The sidewalk along the Las Vegas Boulevard frontage of the properties shall be increased to 10 feet in width.
7. All handicap parking spaces shall conform to the dimensional standards as adopted by the City of Las Vegas.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

CONDITIONS – Continued:

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
 9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Department of Planning and Development must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
 10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
 11. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
 12. A trash enclosure shall be required in accordance with the requirements of Title 19.08.050. The trash enclosure shall comply with Residential Adjacency Standards.
 13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
- Public Works
16. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site. Comply with the recommendations of the City Surveyor.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

CONDITIONS – Continued:

17. Maintain the existing sanitary sewer lines and associated 10-foot public utility easements that are located within the parcels that comprise this site. Alternatively, submit a relocation plan that also maintains service to upstream connections, to the Collection Systems Planning section of the Department of Public Works for approval prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted, if necessary, prior to the issuance of any permits for this site.
18. Landscape and maintain all unimproved rights-of-way, if any, on Las Vegas Boulevard, McWilliams Street, and Encanto Drive adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
20. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18755, ZON-3256 and all other applicable site-related actions.
22. Provide pedestrian walkway easements for all public sidewalks located outside of public street right-of-way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 8260 Point Given Street (APN 125-11-711-005), R-E (Residence Estates) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/21/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Pinnacle Community Association Management Letter
5. Neighbor Awareness Petition
6. Justification Letter
7. Submitted after final agenda – Signed proposed conditions of approval form by Bernard P. Benedetto

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following condition as read for the record:

- The structure shall not be used as a rental unit.
- UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated the applicant proposes to install a prefabricated home on a foundation. The project is in conformance with Title 19.08 and he recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 13 – SUP-18440

MINUTES – Continued:

BERNARD BENEDETTO, 8260 Point Given Street, stated that the proposed project would not be considered for rental purposes as it is planned to be his primary residence.

COMMISSIONER DUNNAM expressed gratitude that MR. BENEDETTO would not use the structure for rental purposes and queried about the acceptance of the project from his immediate neighbors. MR. BENEDETTO confirmed that he obtained approval from his association in addition to roughly five signatures of surrounding neighbors.

COMMISSIONER TRUESDELL inquired whether allowance of this project would create a second home on a Residential Estate (R-E) zoned lot, and MR. RANKIN confirmed that the Special Use Permit would grant the accessory structure. MARGO WHEELER, Director of Planning and Development, specified that approval would not allow two homes on the lot but rather an accessory structure on a single-family lot. The lot cannot be subdivided nor sold separately and would have one address.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:19 – 6:23)

1-536

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Workst

3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18655 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P. - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 1501 East Charleston Boulevard (APN 139-35-402-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/21/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Kirtus Veater

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 14 – SUP-18655

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

TODD FARLOW commented that at one time Clark Avenue and Boneville Avenue were to become one-way streets. He inquired as to whether the proposed communication tower of Item 14 would hinder those plans and if it is possible for the City to lock in a price for the parcel of which the tower would be placed. MARGO WHEELER, Director of Planning and Development, assured MR. FARLOW that the design of the proposed project has been completed and is not in conflict with the City's plans.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 14 – SUP-18655

CONDITIONS – Continued:

4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at the northeast corner of Casino Center Boulevard and Lewis Avenue (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/21/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Brigitte Welles

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 15 – SUP-18695

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.
4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 15 – SUP-18695

CONDITIONS – Continued:

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-18654 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL - Petition to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue, Ward 6 (Ross).

SET DATE: 02/07/07

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Donna M. Delacruz

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 16 – VAC-18654

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Public Works

4. The limits of this Petition of Vacation shall be defined as that portion of Doc Holiday Avenue and the associated spandrel area lying south of Assessor Parcel Number 138-01-303-001 parallel to the existing alignment of Doc Holiday Avenue, east of Helen Avenue.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 16 – VAC-18654

CONDITIONS – Continued:

performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-18711 - VACATION - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL -
Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese).

SET DATE: 02/07/07

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated this application would satisfy Condition 11 of SDR-14380, which required the vacation. He recommended approval.

CLAYTON NELSON, 3515 East Harmon Avenue, appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:23 – 6:24)

1-657

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 17 – VAC-18711

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
6. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18644 - SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING -
APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED ICE VENDING KIOSK WITHIN AN EXISTING SHOPPING CENTER on 2.26 acres at 3975 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Arik Raiter

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 18 – SDR-18644

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. The kiosk must maintain separation from other structures sufficient to allow a minimum 24-foot drive aisle width.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 18 – SDR-18644

CONDITIONS – Continued:

Public Works

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUEDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472].

DOUG RANKIN, Planning Manager, recommended approval of the General Plan Amendment (GPA) as the request for Service Commercial would be more appropriate than the existing Master Plan for Planned Community Development. He recommended denial of the Zoning, Variances and the Site Development Review requests since the subject site is being overbuilt.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 19 – GPA-16426

MINUTES – Continued:

VICTOR RODRIGUEZ, 3111 South Valley View Boulevard, appeared on behalf of the applicant and stated he has worked closely with Focus Development. Focus had requested that the applicant abey this matter so they could complete their concept plans and the road network. MR. RODRIGUEZ agreed and requested an abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that since Focus Development did not provide a time as to when they could complete their work, he suggested tabling the matter rather than abeying the items.

COMMISSIONER TRUESDELL supported the suggestion and noted that tabling the matter would allow the applicant to have the matter return when the entire process is ready.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472].

(6:24 – 6:28)

1-710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESEL - Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUEDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESEL - Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 719 Clarkway Drive (APNs 139-28-301-020 and 029), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted after final agenda – Abeyance request by Brent Wilson for Items 24 and 25

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 24 – ZON-17304

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 25 – SDR-18676

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-17248 - REZONING - PUBLIC HEARING - APPLICANT/OWNER:
TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.06 acres
adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard
(APN 125-24-302-005), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

13

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted after final agenda – Abeyance request by Dave Clapsaddle for Items 26 and 27

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 26 – ZON-17248

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17249 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17248 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Site Development Plan Review FOR A PROPOSED NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard (APN 125-24-302-005), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Petition with 26 signatures

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 27 – SDR-17249

MINUTES:

MR. RANKIN stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-17250 - REZONING - PUBLIC HEARING - APPLICANT/OWNER:
TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 3.58 acres at
the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through
008), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 28 [ZON-17250], Item 29 [VAR-17253] and Item 30 [SDR-17254].

ANDY REED, Department of Planning and Development, stated that lot sizes and setbacks associated with the proposal are not compatible with existing development in the area and would allow six-foot high walls on Jo Marcy Drive where none currently exist. He recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 28 – ZON-17250

MINUTES – Continued:

DAVE CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, Nevada, appeared on behalf of the applicant and depicted the existing development pattern in the area. The site plan proposed reflected lots of at least 18,000 square feet. Two neighborhood meetings were held and as an outcome of concerns expressed, MR. CLAPSADDLE agreed to provide 24-inch boxed trees, 20 feet on center on the north and west property lines. He also agreed that no more than 50 percent of the homes would be two story and that horses would be allowed per City Code. He agreed to all conditions and respectfully requested approval.

VINCENT JAMES WALTER WALLEY, III, appeared to comment as the civil engineer of the project but MR. CLAPSADDLE indicated MR. WALLEY is not affiliated with the applicant.

TODD FARLOW, 240 North Nineteenth Street, disagreed with the idea to limit the subject parcel to only 50 percent two-story homes. It is in the City's best interest to promote sustainable housing and more energy efficient homes. He suggested that applicants be required to provide more energy efficient homes in exchange for approval of Variances.

MR. CLAPSADDLE acknowledged a letter submitted by two neighbors and confirmed that he had spoken with them and obtained their support of the project. In response to MR. FARLOW'S comments, he stated that the proposal has benefited the community since dialogue between the neighbors and developer has produced the aforementioned agreements. Had the project not required a public hearing and/or neighborhood meetings, two-story homes could have been erected without any neighborhood input.

COMMISSIONER GOYNES concurred with MR. FARLOW'S comments and suggested that all developers consider building energy efficient homes. COMMISSIONER TROWBRIDGE expressed support of Green Buildings but stated it would not be proper for the Commission to extort concessions from developers at this stage.

COMMISSIONER DUNNAM suggested adding a condition to require a landscape easement along the north and west property lines to ensure that the trees mentioned would be planted. MR. CLAPSADDLE agreed and clarified that it would be the responsibility of the developer to install proper landscaping rather than the homeowners of each lot.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 28 [ZON-17250] and Item 29 [VAR-17253] and Item 30 [SDR-17254].

(6:48 – 7:03)

1-1540

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 28 – ZON-17250

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17254) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate the additional right-of-way necessary to complete the taper required by Standard Drawing #201.1 for the intersection of Jones Boulevard and Grand Teton Drive that extends along Jones Boulevard at the northeast corner of this site.
4. Construct half-street improvements including appropriate transition paving on Jo Marcy Drive and Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Alternatively, if allowed by the City Engineer, offsite improvements on Jones Boulevard may be satisfied through participation in the Jones Boulevard – Elkhorn Road to Horse Drive public improvement project.
5. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
6. Extend public sewer in Jo Marcy Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 28 – ZON-17250

CONDITIONS – Continued:

approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-17253 - VARIANCE RELATED TO ZON-17250 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM SITE AREA REQUIRED at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 28 for related discussion.

(6:48 – 7:03)

1-1540

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 29 – VAR-17253

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17253) and Site Development Plan Review (SDR-17254), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17250 AND VAR-17253 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following conditions as read for the record:

- There shall be no more than 50 percent one-story homes and 50 percent two-story homes.
- 24-inch boxed trees, 20 feet on center, should be planted within a five foot landscape easement on the north and west property lines.
- **UNANIMOUS**

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 28 for related discussion.

(6:48 – 7:03)

1-1540

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 30 – SDR-17254

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17250) and Variance (VAR-17253, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 18,004 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 20 feet if on a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, ten feet on the corner side, and 30 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 30 – SDR-17254

CONDITIONS:

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The Final Map for this site shall be labeled as a “Merger and Re-subdivision”.
14. The private entry street shall not be gated.
15. A Homeowners’ Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17250 and all other applicable site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-17693 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter
5. Protest Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 31 – ZON-17693

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 32 – SDR-17694

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-17732 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
SF INVESTMENTS - Request for a Variance TO ALLOW A PROPOSED BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 60 FEET; AND TO ALLOW TWO PROPOSED TRASH ENCLOSURES 10 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Stephanie Allen for Items 33 and 34

MOTION:

GOYNES – Motion to **HOLD IN ABEYANCE** Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; **TABLE** Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and **WITHDRAW WITHOUT PREJUDICE** Item 66 [SDR-18677] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 33 – VAR-17732

MINUTES:

DOUG RANKIN, Planning Manager, stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17730 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17732 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS LLC - Request for a Site Development Plan Review FOR A 16,573 SQUARE FOOT RETAIL CENTER WITH AUTOMATIC AND SELF-SERVE CAR WASHES, AUTOMOBILE VACUUM STATIONS, AND A RESTAURANT WITH DRIVE-THROUGH on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 34 – SDR-17730

MINUTES:

DOUG RANKIN, Planning Manager, stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-18196 - REZONING - PUBLIC HEARING - APPLICANT/OWNER:
BARBARA L. FARMANALI - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Shaelyn Sandoval for Items 35 and 36

MOTION:

GOYNES – Motion to **HOLD IN ABEYANCE** Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; **TABLE** Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and **WITHDRAW WITHOUT PREJUDICE** Item 66 [SDR-18677] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 35 – ZON-18196

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-17727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18196 - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI
 - Request for a Site Development Plan Review FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 36 – SDR-17727

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-18345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES INC. - Request for a Variance to ALLOW A 13.9 FOOT HIGH PERIMETER WALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road (APN: 138-08-116-020 and 021), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter
5. Protest Letter
6. Submitted after final agenda – Abeyance requests by Anthony J Celeste and Jeffrey R. Armstrong

MOTION:

GOYNES – Motion to **HOLD IN ABEYANCE** Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; **TABLE** Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and **WITHDRAW WITHOUT PREJUDICE** Item 66 [SDR-18677] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 37 – VAR-18345

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVE MARIA - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the March 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 38 – GPA-18776

MINUTES:

Item 38 [GPA-18776] was requested to be held in abeyance to the 03/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-18818 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: O (OFFICE) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Robert Chiu

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with EVANS and DUNNAM voting NO

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 39 [GPA-18818], Item 40 [ZON-18819], Item 41 [VAR-18820], Item 42 [SUP-18821] and Item 43 [SDR-18822].

ANDY REED, Department of Planning and Development, reported that the proposed density of 28.5 dwelling units is not compatible with adjacent properties to the south. In addition, the building would not comply with the height requirements of the zoning district, making the development too intense for the subject site. He recommended denial of all applications.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 39 – GPA-18818

MINUTES – Continued:

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared with Architect, CHRIS DYKA on behalf of the owner. ATTORNEY KAEMPFER pointed out that the applicant/owner of the subject property has owned the property for nearly 30 years and wishes to develop upon the land which has significant drainage issues. The General Plan for the property is Office (O); however, Office development would not support the substantial mitigation measures required to make the site work.

ATTORNEY KAEMPFER described the adjacent surrounding area in relation to the zone districts, the 100-year flood channel and US 95. The proposed development would be a Mixed-Use project of condominiums and the non-residential use would be Office. One building would abut already existing multi-family homes located furthest east, and a second building would be nearly 60 feet off Tenaya Way and limited to 31 feet in height. ATTORNEY KAEMPFER stated the center section would have a 35-foot wide landscaped buffer and the residential properties to the south face west and east and would side up to the development instead of directly face the proposed development.

There would be three access points to the property. The Office use of the property would be off Tenaya Way and would be closed during weekends and evenings, leaving two other access points for the residents. ATTORNEY KAEMPFER referenced different elevations to depict parking areas, landscaped areas, and the proposed structures.

Regarding the drainage mitigation, ATTORNEY KAEMPFER stated the development would be built on a platform. Water would accumulate in one of the parking areas and would be carried underneath the center building and courtyard area to the flood channel. Upon a neighborhood meeting, the concern generally raised was the issue of overcrowded schools. Conversely, based on the starting prices of the condos, the project is not designed to attract and establish a family-based living environment. ATTORNEY KAEMPFER respectfully requested approval.

CHERYL and GEORGE HELTON, 7265 Hollywood Park Avenue, informed the Commission that the neighborhood meeting hosted by the applicant was held in a bar and many were not in attendance because it was not in a family-oriented setting. MS. HELTON expressed opposition to the five-story development because it would not be compatible with existing housing. She also remained concerned that the schools would be impacted.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 39 – GPA-18818

MINUTES – Continued:

MR. HELTON added that the notices sent regarding the neighborhood meeting were not sent to everyone affected, and he agreed that the schools would be negatively impacted. He stated that the principal of the nearby school sent a letter requesting that the project be opposed because it would definitely affect the school. MR. HELTON was regretful that he did not have the letter to verify his comments but assured the Commission that he could provide the letter at a later date. He expressed concern about the drainage mitigation plan proposed and pointed out the site's close proximity to North Las Vegas Airport to justify that the site is not appropriate for such a project.

BILL WAINER, 7305 Hollywood Park Avenue, concurred with all opposing comments pertaining to the overcrowded school issue. He stated that access to the property is not ideal and that he preferred the property remain zoned for Office use only.

TODD FARLOW, 240 North Nineteenth Street, spoke in opposition of the project as he does not support Mixed-Use development. He requested information about the line of sight of the tallest unit.

ATTORNEY KAEMPFER explained the reason for the location of the neighborhood meeting and stated that all neighbors to the south should have received notification of the meeting. He addressed the line of sight issue by confirming the distance of 300 feet from the tallest unit to the adjacent residential side yards.

COMMISSIONER TROWBRIDGE requested additional details about the access from the shopping center located north of the subject site. MR. DYKA indicated it would be essential to have access off Craig Road through the rear of the west-facing shopping center. He explained the reasons for the proposed height and stated that extra considerations were made to camouflage the unattractive power transformers and trash containers that would be visible from the entrance. COMMISSIONER GOYNES acknowledged that the school district faces overcrowding issues throughout the entire Valley and it would be unacceptable to administer a moratorium for development applications in order for those matters to be mitigated. It would be idyllic for the school district to build schools based on realistic population forecasts.

COMMISSIONER STEINMAN commended the efforts of the applicant to develop the difficult site. He acknowledged the concerns of the neighbors in attendance and expressed gratitude that the applicant is willing to go through such measures to develop the parcel.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 39 – GPA-18818

MINUTES – Continued:

In response to COMMISSIONER GOYNES' comments, MR. DYKA stated that his office is proactively pursuing energy efficient developments.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 39 [GPA-18818], Item 40 [ZON-18819], Item 41 [VAR-18820], Item 42 [SUP-18821] and Item 43 [SDR-18822].

(7:03 – 7:33)

1-2131

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18819 - REZONING RELATED TO GPA-18818 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Rezoning FROM: O (OFFICE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with EVANS and DUNNAM voting NO

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 39 for related discussion.

(7:03 – 7:33)
1-2131

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 40 – ZON-18819

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18822) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 40 – ZON-18819

CONDITIONS – Continued:

concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA “AE” Flood Zone.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18820 - VARIANCE RELATED TO GPA-18818 AND ZON-18819 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with **EVANS** and **DUNNAM** voting **NO**

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 39 for related discussion.

(7:03 – 7:33)

1-2131

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 41 – VAR-18820

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819), Special Use Permit (SUP-18821) and Site Development Plan Review (SDR-18822) shall be required if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18821 - SPECIAL USE PERMIT RELATED TO GPA-18818, ZON-18819, AND VAR-18820 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with EVANS and DUNNAM voting NO

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 39 for related discussion.

(7:03 – 7:33)
1-2131

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 42 – SUP-18821

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) and Site Development Plan Review (SDR-18822) shall be required if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18818, ZON-18819, VAR-18820, AND SUP-18821 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Telephone protest by Joseph Tanaquin

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with EVANS and DUNNAM voting NO

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 39 for related discussion.

(7:03 – 7:33)
1-2131

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 43 – SDR-18822

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/04/07, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of four handicap parking spaces, for a total of 11.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide eight additional 24 inch box trees to the buffer zone along the north property line
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 43 – SDR-18822

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. If necessary, submit a Petition of Vacation for any existing easements in conflict with this site plan.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Corridor 2-Tenaya Way" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall be designed to comply with all City Site Visibility Restriction Zone Standards

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 43 – SDR-18822

CONDITIONS – Continued:

19. A Homeowner's Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Tenaya Way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant an appropriate pedestrian access easement for all public sidewalks located outside of the Tenaya Way public right-of-way on the Final Map for this site if approved by the City Engineer.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18819 and all other subsequent site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that an offset sidewalk is proposed along Tenaya Way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA 19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Parks
Element and revise the 2020 Master Plan.

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the February 22, 2007 Planning
Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter – Not Applicable

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249],
Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727],
Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item
24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and
Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to
03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730];
and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

MINUTES:

MARGO WHEELER, Director of Planning and Development, clarified that Item 44 [GPA-
19066] is to be held in abeyance to the 03/08/2007 Planning Commission meeting.

(6:04 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18643 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on a portion of 9.39 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APN 125-24-701-040), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because he is in negotiations with a client about property within the notice area

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 45 [ZON-18643], Item 46 [SUP-19004] and Item 47 [SDR-18642].

DOUG RANKIN, Planning Manager, stated that the associated Waiver is affected by a Residential Estate (R-E) parcel owned by the City of Las Vegas. The City determined that the parcel would not be developed as half-acre estates but rather Civic use or an affordable housing type of use. He noted that future development would need to be phased and must return before the Commission for consideration; however, he recommended approval of all applications.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 45 – ZON-18643

MINUTES – Continued:

BOB FIBLEMAN, 295 East Warm Springs Road, agreed with staff's recommendation but pointed out that Condition 14 of Item 47 does not pertain to the project. BART ANDERSON, Department of Public Works, concurred and recommended the condition be deleted.

GUILLERMO ACOSTA, 6925 Hawaiian Sky Court, spoke in opposition of the project because it would not conform to nearby development although he did not object to assisted-living development. WILLIAM WATTS, 6908 Hawaiian Sky Court, concurred and added that the area is already too busy for such an intense development. MR. ACOSTA and MR. WATTS both expressed disappointment for the lack of community involvement prior to the public hearing. CHARLES ROBINSON, 4905 Encore Paradise, echoed all opposing comments.

TODD FARLOW, 240 North Nineteenth Street, expressed assurance to all in opposition that Nevada HAND has created beautiful projects that are quiet and well-maintained.

MR. FIBLEMAN clarified that the proposal would be for partial one, two and three story buildings and confirmed there were two public meetings. He disagreed that traffic would be a concern since the majority of residents would not have a vehicle.

COMMISSIONER GOYNES verified that a neighborhood meeting is not required for the project though he was able to confirm that one took place at the Lied Community School on April 18, 2006.

COMMISSIONER DUNNAM stated that from an engineering standpoint he could attest that should single-family homes be developed at the same parcel, there would be a block wall with homes considerably closer to the public right-of-way and could likely be two-story homes. While the area is busy, this project would not seriously impact the area as implied.

COMMISSIONER STEINMAN noted that the existing zoning could potentially allow a structure up to 35 feet in height and the additional three and a half feet requested is merely a minimal deviation. It is important for to take such proposals seriously as the Valley attracts more and more senior citizens.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 45 [ZON-18643], Item 46 [SUP-19004] and Item 47 [SDR-18642].

(7:33 – 7:45)

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 45 – ZON-18643

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18642) and a Special Use Permit (SUP-19004) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

3. Construct all incomplete half-street improvements including appropriate transitional paving on Deer Springs Way and Decatur Boulevard adjacent to the overall parcel of which this site is a part concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash – Decatur Boulevard (Centennial Parkway to Farm Road) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 45 – ZON-18643

CONDITIONS – Continued:

7. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-19004 - SPECIAL USE PERMIT RELATED TO ZON-18643 - PUBLIC HEARING
- APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED 90-UNIT, THREE-STORY AND 39 FOOT HIGH ASSISTED LIVING APARTMENT COMPLEX at the southwest corner of North Decatur Boulevard and Deer Springs Way (APN 125-24-701-040), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone, Ward 6 (Ross)].

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because he is in negotiations with a client about property within the notice area

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 45 for related discussion.

(7:33 – 7:45)

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 46 – SUP-19004

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18643) and Site Development Plan Review (SDR-18642) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18642 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18643 - PUBLIC HEARING - APPLICANT NEVADA HAND - OWNER: CITY OF LAS VEGAS
 - Request for a Site Development Plan Review FOR A PROPOSED 90-UNIT ASSISTED LIVING APARTMENT COMPLEX AND A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 121.5 FEET IS THE MINIMUM SETBACK REQUIRED on a portion of 9.39 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APN 125-24-701-040) R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and deleting Condition 14 – **UNANIMOUS** with **TRUEDELL** abstaining because he is in negotiations with a client about property within the notice area

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 45 for related discussion.

(7:33 – 7:45)

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 47 – SDR-18642

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18643) and Special Use Permit (SUP-19004) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 12/29/06, and building elevations and floor plans, date stamped 12/08/06, except as amended by conditions herein.
4. A Waiver from Title 19.08.060 Residential Adjacency Requirements is hereby approved, to allow a residential adjacency setback of 20 feet where 121.5 feet is the minimum required.
5. The minimum distance between buildings shall be 10 feet.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; an additional 19 trees, minimum 24-inch box size shall be provided around the perimeter of the development included in this phase.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 47 – SDR-18642

CONDITIONS – Continued:

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The proposed driveway accessing Sky Pointe Drive through the adjacent property to the east (Assessor's Parcel Number 125-06-002-009) shall be designed, located and constructed in accordance with Standard Drawing #222a unless a deviation from standards is approved by the City Engineer and shall also be approved by the Nevada Department of Transportation.
15. Construct appropriate on-site paving (minimum 24 feet wide) to allow for two-way vehicular traffic through the not a part portion of this site.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18643 and all other applicable site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of construction drawings. No

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 47 – SDR-18642

CONDITIONS – Continued:

deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of construction drawings.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18672 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 48 [ZON-18672], Item 49 [VAR-18673], Item 50 [VAR-18674] and Item 51 [SDR-18670].

ANDY REED, Department of Planning and Development, recommended approval of the Zoning request as it is consistent with the General Plan as well as the pattern of development in the area. Regarding the Variances and Site Development Review, he stated the proposal is too intense for the area and recommended denial.

ADAN CASTILLO, 1202 Fall Breeze Drive, appeared on behalf of the applicant and stated the intent is to improve the area and create a more unified community. He agreed to all conditions and requested approval.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 48 – ZON-18672

MINUTES – Continued:

TODD FARLOW, 240 North Nineteenth Street, stated that Ward 3 is in need of more owner occupied properties, though he was not certain if the proposal was for rental purposes. MR. CASTILLO confirmed that the proposal would be for rental units.

COMMISSIONER STEINMAN expressed concern for the parking Variance and MR. CASTILLO explained that the property's narrowness makes it difficult to provide the required amount of parking.

MARGO WHEELER, Director of Planning and Development, clarified that 10 feet are required between buildings but should buildings be constructed closer, the walls would need to be more intense fire walls. MR. CASTILLO verified that there would be at least 12 feet between buildings.

COMMISSIONER TRUESDELL asked the intent to sell the four-plex unit individually but MR. CASTILLO stated that the property may not be subdivided. COMMISSIONER TRUESDELL commented that the one-sided architectural design might not last longer than five years. He stated that another design could have allowed for more units, been more aesthetically pleasing and met the parking requirement.

COMMISSIONER TROWBRIDGE queried the distance of the closest park and MR. RANKIN stated there are schools located within 1,000 feet.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 48 [ZON-18672], Item 49 [VAR-18673], Item 50 [VAR-18674] and Item 51 [SDR-18670].

(7:45 – 7:55)

2-361

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18670) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

3. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 48 – ZON-18672

CONDITIONS – Continued:

4. Dedicate 30 feet of right-of-way adjacent to this site for McKnight Street, Poppy Lane and Paniflow Street and dedicate a 15-foot radius on the northwest corner of Poppy Lane and Paniflow Street and on the northeast corner of McKnight Street and Poppy Lane prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in the preparation of the necessary documents.
5. Construct half-street improvements including appropriate transition paving on Poppy Lane, Paniflow Street, and McKnight Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
7. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18673 - VARIANCE RELATED ZON-18672 - PUBLIC HEARING -
APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 48 for related discussion.

(7:45 – 7:55)

2-361

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18674 - VARIANCE RELATED TO ZON-18672 AND VAR-18673 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 23 ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 48 for related discussion.

(7:45 – 7:55)
2-361

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18672, VAR-18673, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN
- Request for a Site Development Plan Review FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES; AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE 15 FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 48 for related discussion.

(7:45 – 7:55)

2-361

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-18753 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 52 [ZON-18753] and Item 53 [SDR-18657].

DOUG RANKIN, Planning Manager, stated that the applicant has revised the previously approved Mixed-Use project to an Office only development. The building is in conformance with the General Plan, the Waivers are minor in consideration and he recommended approval.

DAVE CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, appeared with JENNIFER ROBERTS of Great American Capital. MR. CLAPSADDLE explained that the Rezoning had expired and therefore a new application was required. The newly proposed building would be smaller in square footage and situated further east, though the height would not change. A trail

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 52 – ZON-18753

MINUTES – Continued:

was not successfully worked into the site plan despite efforts to work with staff.

ELIZABETH HILL, 7501 Maycrest Circle, expressed opposition to the height to the building.

MR. CLAPSADDLE stated there was a neighborhood meeting to which he addressed the improvements to the application. The height of the building is permitted within the Zone and MR. CLAPSADDLE reiterated that the building would be 35 feet further east than the previous application.

Upon COMMISSIONER STEINMAN'S inquiry about the elimination of the residential component, MR. CLAPSADDLE recollected community opposition about the residential use and added that the market for that kind of development is not favorable.

MR. RANKIN noted that the project, by grade, would be seven feet lower than the homes to the west. MR. CLAPSADDLE pointed out that the residential adjacency standards of the Code would be met.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 52 [ZON-18753] and Item 53 [SDR-18657].

(8:07 – 8:15)

2-676

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18657) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site if approved.

Public Works

3. Dedicate 10 feet of right-of-way adjacent to the east side of this site for the proposed trail along the existing drainage corridor prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance in preparing the document(s).
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 52 – ZON-18753

CONDITIONS – Continued:

development shall be restored at its original location and to its original width concurrent with development of this site.

5. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18753 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC
- Request for a Site Development Plan Review FOR A PROPOSED 3-STORY; 40,971 SQUARE-FOOT OFFICE BUILDING, A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER WHERE 8 FEET IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE AND ALONG THE ON-SITE PUBLIC TRAIL; A WAIVER OF PERIMETER LANDSCAPE STANDARDS; AND A WAIVER OF PARKING LANDSCAPING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

See Item 52 for related discussion.

(8:07 – 8:15)
2-676

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 53 – SDR-18657

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-10784) is hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18753) and Variance (VAR-12669) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan date stamped 1/03/07, and building elevations date stamped 12/11/06, except as amended by conditions herein.
5. A Waiver from 19.08.045 is hereby approved to reduce landscape buffer zones to zero feet for 65 lineal feet and 70 lineal feet along the southern property line, and for 240 lineal feet along the eastern portion of the property adjacent to the on-site public trail.
6. A Waiver from 19.10.010 is hereby approved, to allow a reduction in parking lot landscaping (tree requirement) on parking lot islands.
7. A Waiver from 19.08.045 is hereby approved, to reduce required landscaping standard tree requirement along the perimeter of the project site where 59 are required but 48 are proposed.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. (A) The site plan shall designate 3 loading parking spaces designed in accordance with Title 19.10.020
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 53 – SDR-18657

CONDITIONS – Continued:

certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a screened and covered trash enclosure pursuant to Title 19.08.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 53 – SDR-18657

CONDITIONS – Continued:

Public Works

20. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for ZON-18753 and all other subsequent site-related actions.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-18085 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: JOSE LOPEZ -
Request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Lana Manning for Items 54 and 55

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 54 – WVR-18085

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18084 - SPECIAL USE PERMIT RELATED TO WVR-18085 - PUBLIC HEARING - APPLICANT/OWNER: JOSE LOPEZ - Request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to **HOLD IN ABEYANCE** Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; **TABLE** Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and **WITHDRAW WITHOUT PREJUDICE** Item 66 [SDR-18677] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 55 – SUP-18084

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18669 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TODD MORIN
- Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPLE DWELLING BY 1.5 FEET at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter
6. Approval Letter
7. Submitted after final agenda – Telephone approval by Christina Blose and support letter by Marvin D. Edwards
8. Submitted at meeting – Protest letter by Peter Vlassopoulos for Items 56 and 57

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

To be heard by the City Council on 02/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 56 [VAR-18669] and Item 57 [SUP-18671].

ANDY REED, Department of Planning and Development, reported that building permits were issued for the garage and it is currently under construction; however, the height of the garage

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 56 – VAR-18669

MINUTES – Minutes:

exceeds the height of the home by one and a half foot which is not permissible. He recommended denial of the applications as there is no basis for support.

TODD MORIN, 5901 Huff Mountain Avenue, confirmed he received building permits and approved/stamped plans from the City's Building Department and verified that the structure complies with the approved plans. Prior to submittal of plans, MR. MORIN participated in a pre-review meeting at which time he was informed that the overall square footage was unacceptable, yet the current height issues were never discussed. MR. MORIN altered the plans to comply with the allowable square footage rather than advance his request for the allowance and proceeded to construct the garage. He stated that his neighborhood consists of one and two-story homes with a variation of casitas and garages alike and exhibited examples.

HARRY HALL, 8300 Tursi Lodge, appeared on behalf of the association and stated that there have not been any plans submitted to the architectural committee nor to the board as required. He expressed opposition to the non-conforming height of the structure and stated that the two-story garages depicted by MR. MORIN are allowable as their primary homes are two-story whereas MR. MORIN'S home is one story. MICHELLE EVANS, member of the Board of Directors for the homeowners association, concurred with MR. HALL'S comments.

DEPUTY CITY ATTORNEY BRYAN SCOTT announced that the City Council does not enforce private covenants that exist in CC&R's.

GRACIELA HERNANDEZ, 5909 Huff Mountain Avenue, appeared in support of the structure as she is his west adjacent neighbor. OSCAR MARTINEZ, 8212 Tursi Lodge Court, also supported the application. JERRY THREEET, 5897 Huff Mountain Avenue, expressed understanding of the height chosen by MR. MORIN and supported the request as he hoped to build a similar structure in the future. MR. THREEET stated that he would much rather have sight of an enclosed structure as opposed to store recreational equipment in backyards.

PETER VLASSOPOULOS, 5900 Castleberry Peak Avenue, submitted his letter of opposition and two other letters from equally concerned neighbors. He stated that during the construction of the framing he attempted to get in contact with MR. MORIN by way of his workers but was unsuccessful. His wife contacted the Building Department who confirmed the height was in excess of the Code; however, they were unsuccessful in taking action prior to further construction. He requested the Commissioners uphold the Code to avoid setting a precedent for other homeowners wishing to deviate from Code.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 56 – VAR-18669

MINUTES – Minutes:

KRISTIN BUSHMAN, 5893 Huff Mountain, noted that she has already been directly affected by such accessory structures and though she lives in a two-story home, she requested the matter be denied. She inquired about the process of hierarchy between CC&R's and the City's Code and DEPUTY CITY ATTORNEY SCOTT confirmed they are separate and that the City does not enforce CC&R's. There is a private covenant that exists on that parcel which commits a homeowner to follow CC&R's and any recourse would be dealt with in court and not through the City.

SHERRY WATKINS, 5893 Taylor Valley Avenue, stated she agreed that accessory structures are more pleasant to see than recreational vehicles; however, rules and codes should be abided and enforced. She opposed the request.

MR. MORIN responded that he never anticipated so much conflict for his attempts to build an RV garage. He confirmed that he had obtained approval letters from the homeowners association as well as support from his adjacent neighbors and submitted them with his application. He expressed regret that he was unaware of MR. VLASSOPOULOS' attempt to speak with him about the structure.

COMMISSIONER TROWBRIDGE shared that his homeowners association disputed another owner's actions and incurred a \$50,000 lawyer's bill. After two years, the matter has yet to be resolved and the structure remains erected and in dispute. He advised that such disputes may not always be worth the lengthy time and fees associated with justifying the rules especially when there is an honest attempt to create something aesthetically pleasing. He stated that he would support the matter as it seems there was a human mistake made during the Building approval process.

COMMISSIONER DUNNAM concurred with COMMISSIONER TROWBRIDGE that a mistake was made. He supported the requests because had MR. MORIN been notified prior to construction, something differently could have resulted but the dispute is petty and not egregious.

COMMISSIONER EVANS agreed and stated that he would be concerned if the structure were out of character than the rest of the neighborhood and properties.

COMMISSIONER GOYNES queried whether this type of mistake has been addressed amongst the Building and/or Planning Department so that it does not occur again. MARGO WHEELER, Director of Planning and Development, stated that the plans approved did have a note indicating that the structure could not exceed the height of the main building. Unfortunately, a Building Inspector would not visit the site unless there were framing completed and sheeting on the roof.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 56 – VAR-18669

MINUTES – Minutes:

COMMISSIONER TRUESDELL stated that some best intentions result in an error. He expressed respect for the rights of the homeowner's association but thus far the structure architecturally matches the homes and he would support the matter.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 56 [VAR-18669] and Item 57 [SUP-18671].

(8:15 – 8:45)

2-926

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-18671) shall be required.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18671 - SPECIAL USE PERMIT RELATED TO VAR-18669 - PUBLIC HEARING - APPLICANT/OWNER: TODD MORIN - Request for a Special Use Permit FOR AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter
6. Approval Letter

MOTION:

DUNNAM – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

To be heard by the City Council on 02/21/2007

MINUTES:

See Item 56 for related discussion and backup.

(8:15 – 8:45)

2-926

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 57 – SUP-18671

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Variance (VAR-18669) if approved.
2. This approval shall be void one year from the date of final approval, unless a final inspection has been issued for the accessory structure on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18908 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC - Request for a Variance TO ALLOW A 33 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining as the architect is a business associate

To be heard by the City Council on 02/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 58 [VAR-18908] and Item 59 [SDR-18660].

DOUG RANKIN, Planning Manager, stated that the applicant has since revised their plans from what the City Council previously approved. The new project is substantially larger in scope thereby requiring a lot-coverage Variance that staff was unable to support. MR. RANKIN recommended both applications be denied.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 58 – VAR-18908

MINUTES – Continued:

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, briefed the Commissioners about the Zone change from Commercial to residential in March 2006 and back to Office Professional in September 2006. Per Code, the building square footage should be based off net acreage rather than gross acreage and is the reason for the requested Variance. He pointed out the legal hardship of the property as it is narrow in shape and added that the placement of buildings on the site associated with existing neighbors adds to the hardship. ATTORNEY GRONAUER assured the Commissioners that the condition imposed by COUNCILMAN BROWN requiring attention to the rear block wall would be honored and noted that all parking requirements would continue to be met. He respectfully requested approval as the deviation of lot coverage is only three percent.

MANIJEHMOAYER MALEKI, 3216 Campbell Road, expressed concern for the temporary fence now in existence. CHAIRMAN DAVENPORT confirmed the fence is temporary and ATTORNEY GRONAUER confirmed that a six-foot high block wall would replace the chain-link fence. ATTORNEY GRONAUER added that an appropriate landscaped buffer would be included along with the block wall.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 58 [VAR-18908] and Item 59 [SDR-18660].

(8:44 – 8:51)

2-2013

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18660) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18660 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18908 - PUBLIC HEARING - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC
- Request for a Site Development Plan Review FOR A PROPOSED 60,160 SQUARE-FOOT OFFICE DEVELOPMENT on 4.16 acres at the northeast corner of Campbell Road and Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining as the architect is a business associate

To be heard by the City Council on 02/21/2007

MINUTES:

See Item 58 for related discussion.

(8:44 – 8:51)
2-2013

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 59 – SDR-18660

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-18908) shall be required, if approved.
2. Approval of this application shall expunge the previous Site Development Plan Review (SDR-14423), if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, and landscape plan, date stamped 12/11/06, and building elevations, date stamped 01/19/07 except as amended by conditions herein.
5. A Waiver to allow 41 trees in the parking lot landscape finger area where 45 trees in the parking lot landscape finger area are the minimum required is hereby approved.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 59 – SDR–18660

CONDITIONS –Continued:

lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine the appropriate mapping method for this site; comply with the recommendations of the City Surveyor.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Campbell Road and Dapple Grey Drive.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 59 – SDR–18660

CONDITIONS –Continued:

- #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. Site development to comply with all applicable conditions of approval for ZON-14420 and all other applicable site-related actions.
 20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Communication Infrastructure Phase III project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Surveyor.
 21. The Applicant shall work with staff prior to submittal of a Site Development Plan Review to ensure that the final elevations of building pad(s) and parking lot are to the lowest height allowed by the Regional Flood Control District Manual and shall submit an exterior wall plan with the Site Development Plan Review showing existing and proposed grades, proposed wall heights and maximum retaining wall heights at the perimeters of the site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-18984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Deborah McCutchen for Items 60 and 61

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 60 – VAR-18984

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18693 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 1,750 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF 2 FEET WHERE 8 FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 61 – SDR-18693

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18637 - SPECIAL USE PERMIT - PUBLIC HEARING – APPLICANT/OWNER: DAN MARTINEZ - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 02/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 62 [SUP-18637] and Item 63 [SDR-18638].

DOUG RANKIN, Planning Manager, expressed support of the both applications and noted that the site is located within the Fremont East Entertainment District. The applicant is providing a 15,892 square foot entertainment commercial space in order to meet those associated standards. MR. RANKIN confirmed there is a condition requiring Federal Aviation Administration approval and a Director's Permit prior to the issuance of Building Permits.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 62 – SUP-18637

MINUTES:

DAN MARTINEZ, 709 Fremont Street, agreed to all conditions.

TODD FARLOW, 240 North Nineteenth Street, expressed gratitude to the applicant for his desire to develop in the Downtown area.

TED RUSSEL, Las Vegas resident, inquired the distance between the main tower and Fremont Street and MR. MARTINEZ replied that the main tower would directly abut Fremont Street and confirmed he would provide additional details to MR. FARLOW subsequent to the hearing. MR. FARLOW expressed concern for an appropriate setback as he would request that Fremont Street be extended to Eighth Street.

COMMISSIONER EVANS inquired about the intent to build and MR. MARTINEZ confirmed fruition is desired though he was unable to estimate a time of completion. MR. MARTINEZ accepted the advice of COMMISSIONER GOYNES in that all efforts to create an energy efficient building would be made.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 62 [SUP-18637] and Item 63 [SDR-18638].

(8:51 – 8:56)

2-2321

CONDITIONS:

Planning and Development

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-18638).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18637 - PUBLIC HEARING – APPLICANT/OWNER: DAN MARTINEZ - Request for a Site Development Plan Review FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETScape REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 02/21/2007

MINUTES:

See Item 62 for related discussion.

(8:51 – 8:56)
2-2321

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 63 – SDR–18638

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no stepback at the 4th, 11th and 18th levels.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no parking structure stepback.
5. A Waiver from the Downtown Centennial Plan Streetscape is hereby approved, to allow for 10 trees on 8th Street where 14 are required, to allow for 4 trees on Carson Avenue where 5 are required, to allow a 9'-6" wide sidewalk and amenity area where 16' wide is required on Fremont Street, to allow a 9'-7" wide sidewalk and amenity area where 16' wide is required on Carson Avenue and to allow an 14'-6" wide sidewalk and amenity area where 16' wide is required on 8th Street.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 63 – SDR–18638

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval by the City of Las Vegas Downtown Entertainment Overlay Design Review Committee for all proposed signage prior to being issued a sign permit.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. Aerial encroachment agreements must be secured from the City of Las Vegas Public Works Department for the three proposed metal canopies that extend over the sidewalks on Fremont and 8th Street.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 63 – SDR–18638

CONDITIONS – Continued:

20. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.

Public Works

21. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.
22. Dedicate a 10-foot radius on the southwest corner of Fremont Street and Eighth Street and dedicate a 10-foot radius on the northwest corner of Eighth Street and Carson Avenue.
23. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Design Standards (except as amended by conditions herein) concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Fremont Street Pedestrian Improvements" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within or overlying the public right-of-way adjacent to this site.
27. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
28. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer connection requirements prior to the issuance of any permits or the submittal of a map for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 63 – SDR–18638

CONDITIONS – Continued:

29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
30. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
31. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
32. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
33. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 63 – SDR-18638

CONDITIONS – Continued:

City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS CASH - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT; A WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM 2 FINANCIAL INSTITUTIONS - SPECIFIED, A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE, AND A WAIVER OF THE MINIMUM SQUARE FOOTAGE REQUIREMENT at 4923 Alta Drive (APN 138-36-701-018), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 02/21/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

CHAIRMAN DAVENPORT disclosed that although the owner lives in the same housing subdivision as he, there would not be a conflict and he would vote on the matter.

To be heard by the City Council on 02/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, recommended denial of the permit because of the close proximity to nearby residential use and two other financial institutions.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 64 – SUP–18685

MINUTES – Continued:

CHRISTINE KUZIL, 4921 Alta Drive, explained the request is to move from one suite to a larger suite within the same shopping center. This would allow the increase of square footage as they have conducted business at that location for nine years. She confirmed there is no desire to add services, merely to move all existing services from one suite to another. MR. RANKIN verified there are two other loan centers within the distance requirement.

TODD FARLOW, 240 North Nineteenth Street, inquired whether the existing Special Use Permit could be used by another owner with a similar business. MR. RANKIN verified that it could be established within 180 days without appearing before the Commission.

COMMISSIONER DUNNAM suggested all existing rights be expunged prior to approval and MS. KUZIL agreed to expunge existing rights with the caveat of approval for the new location.

DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed for COMMISSIONER TRUESDELL that if the applicant agrees to expunge existing rights, it would eliminate the chance of a similar business opening at that location. The applicant can expunge her rights in exchange for approval at the new location and MS. KUZIL agreed.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(8:56 – 9:02)

2-2555

CONDITIONS:

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
2. Waiver of the 1,000 foot minimum separation requirement from another financial institution is hereby granted.
3. Waiver of the 200 foot minimum separation requirement from residentially zoned property is hereby granted.
4. Waiver of the minimum square footage requirement for Auto Title Loan use is hereby granted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-18691 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 7350 West Cheyenne Avenue, Suite #111 and #112 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 02/21/07

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Lucy Stewart and protest letter by Craig Keough

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 65 – SUP-18691

MINUTES:

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-18677 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for a Site Development Plan Review FOR A PROPOSED 94-UNIT, 3-STORY CONDOMINIUM DEVELOPMENT AND A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE SIX FEET IS THE MINIMUM REQUIRED on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [H (High Density Residential) General Plan Designation] under Resolution of Intent to R-4 (High Density Residential), Ward 1 (Tarkanian).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Request to withdraw without prejudice by Aimee Ignatowicz

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 66– SDR-18677

MINUTES:

Item 66 [SDR-18677] was requested to be withdrawn without prejudice.
(6:04 – 6:07)

1-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Memo to Planning Commissioners

MOTION:

GOYNES – TABLED – Motion carried with TRUESDELL voting NO

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Department of Planning and Development, reported that since this item was last heard there have been additional concerns and questions raised. He requested abeying the matter to prepare additional exhibits and provide information relative to the ordinance. He noted there is a copy in the backup of three choices relative to how the airport overlay regulations are applied.

MIKE LOGHIDES, Airport Program Administrator for Clark County's Department of Aviation, appeared at the request of the Commission. CHAIRMAN DAVENPORT inquired about the timeframe for approval of items that have been before the Planning Commission. MR. LOGHIDES responded that the turnaround time is dependant upon what kind of permit is necessary but some cases have been completed within 48 hours. If the project would penetrate Part 77 surfacing by more than 200 feet, a Variance would be necessary. The Director of Aviation is not able to grant a Director's Permit and that process could take anywhere from 30 to

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 67 – TXT-17570

MINUTES – Continued:

60 days.

GREG BORGEL, 300 South Fourth Street, recollected concerns about the timeframe issue and also the issue pertaining to the generalized Mixed Use ordinance and the request for a more comprehensive ordinance. He requested to be involved with the staff working to address those concerns. MR. BORGEL noted that in addition to Clark County's internal process of their documents, the ordinance could require the Federal Aviation Administration's (FAA) approval first which could potentially could take 90 days up to six months. He suggested the City follow the County's current process which is to require the applicant to apply with the FAA before an application is filed with the City rather than holding an item at the Planning Commission level until approval of the FAA and Director's Permit is granted by the County. Choosing to allow an applicant to apply first and then waiting for any and all approvals could add a significant amount of time to the process.

MR. LOGHIDES confirmed that the FAA process normally takes 45 to 60 days and any additional time usually signifies a great deal of discrepancies with the proposed project. If approval is granted at the Planning Commission level based on the fact the applicant has applied to the FAA, the applicant might be subjected to return before the Planning Commission. MR. LOGHIDES explained that a Director's Permit or Variance could not be granted if the project as proposed penetrates Part 77 by more than 200 feet. The 200-foot area of concern is determined by the proposed building in relation to the runways and whether there would be a proposed hazard and/or obstacle.

COMMISSIONER TRUESDELL thanked staff for providing extensive backup material. He expressed concern that while the City is attempting to address the ordinance, it could significantly delay development and negatively affect the process. He stated it should be the due diligence of the developer to propose something within the scope of approval for all entities.

MR. LOGHIDES clarified for COMMISSIONER TROWBRIDGE that the applicant would submit the proposal to the FAA first and get their determination. The Clark County Department of Aviation would not approve the proposal if the FAA determined the proposed was hazardous and does not consider a proposal unless the applicant provides some finding from the FAA.

Upon COMMISSIONER TROWBRIDGE'S comments, MR. LOGHIDES indicated that in the County, every effort is made not to grant any entitlements for a project that could potentially be found hazardous and it is within the City's discretion to monitor such applications. COMMISSIONER STEINMAN recollected MR. LOGHIDES' previous comments about the

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 67 – TXT-17570

MINUTES – Continued:

selling of units prior to FAA approval, and questioned whose responsibility it is to avoid such litigation issues. MR. LOGHIDES was unable to outline those liabilities and stated he is only familiar with that matter because the County has been sued about it.

COMMISSIONER EVANS expressed gratitude for MR. LOGHIDES' edification on the aviation regulation matters. The focus should remain on safety regardless of the abundant applications for high rise projects as many projects merely seek entitlements and might not come to fruition. It has been difficult for the entities within the entire Valley to determine the genuine interest to develop.

COMMISSIONER GOYNES queried whether the Statosphere Tower was or still remains a hazard and MR. LOGHIDES replied that it was a hazard at the time it was approved. As a result of the approval, the FAA changed the way aircraft fly in and out of McCarran Airport and that change has been in effect ever since. COMMISSIONER EVANS confirmed that the flight path had changed and is modified according to weather conditions also. It is the Commission's duty to decipher for the community whether such proposals are safe and reasonable and, above all, to keep the public informed about such risks.

CHAIRMAN DAVENPORT commented that if something is approved by the Planning Commission but does not move forward as it awaits other necessary approvals, the public should be renoticed to avoid the misconception that the project was approved entirely.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:28 – 6:48)

1-825

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TXT-18765 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain Master Development Plan and Design Standards document and the Lone Mountain West Master Development Plan and Design Standards document to revise the landscape standards, minimum separation requirements, and lighting requirements.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

TRUESDELL – APPROVED subject to conditions and deleting the allowance of Oleanders from the plant palate – **UNANIMOUS**

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, explained the amendment corrects set back issues and lighting standards of the Lone Mountain and Lone Mountain West General Plan. The amendment would also allow the planting of Oleanders as part of the plant palate within Lone Mountain West and Lone Mountain.

COMMISSIONER TRUESDELL questioned if the master developer is required to agree to such amendments and MR. RANKIN stated that the two affected plans did not have a master developer and though Focus Group assisted, the City has since adopted the plans as their own. He expressed opposition to the allowance of Oleanders.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 68 – TXT-18765

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(9:02 – 9:05)
2-2553

CONDITIONS:

1. Subsection 3.5.3 of the Lone Mountain and Lone Mountain West Master Development Plans, “Internal Property Lines,” is hereby amended as follows:

3.5.3. Internal Property Lines: Because maintenance of areas narrower than ~~ten~~ five feet ~~(10’)~~ (5’) wide is impractical, building setbacks along internal property lines (side property lines not fronting on a public right-of-way) shall be either two inches (2”) and smaller, or ~~ten~~ five feet ~~(10’)~~ (5’) and greater. ~~For example a setback of five feet is not allowed.~~

2. Subsection 3.10(a) of the Lone Mountain and Lone Mountain West Master Development Plans, “Lighting,” is hereby amended as follows:

(a) Street lighting and installation shall ~~conform to the City of Las Vegas standards~~ be reviewed and approved by the City of Las Vegas.

3. Appendix B of the Lone Mountain and Lone Mountain West Master Development Plans, “Lone Mountain Plant Palette,” is hereby amended as follows:

APPENDIX B

LONE MOUNTAIN PLANT PALETTE

SHRUBS

	BOTANICAL NAME	COMMON NAME
1	Atriplex species	Saltbush
2	Baccharis pilularis ‘Twin Peaks’	Dwarf coyote bush
3	Baccharis sarothroides	Desert broom
4	Cassia species	Cassia and senna
5	Cotoneaster species and cultivars	Cotoneaster
6	Dalea species	Indigo bush
7	Encelia farinose	Brittlebush
8	Ericameria laricifolia	Turpentine bush

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 68 – TXT-18765

CONDITIONS – Continued:

9	Euonymus species	Euonymus
10	Fallugia paradoxa	Apache plume
11	Feijoa sellowian	Pineapple guava
12	Ilex species	Holly
13	Juniperus species	Juniper
14	Lagerstroemia indica cultivars	Crape myrtle
15	Larrea tridentata	Creosote
16	Leucophyllum species and cultivars	Texas ranger
17	Ligustrum japonicum	Japanese privet
18	Ligustrum lucidum	Glossy privet
19	Myrtus communis	Myrtle
20	Myrtus communis ‘Compactus’	Dwarf myrtle
21	Nandina domestica cultivars	Heavenly bamboo
22	<u>Nerium oleander</u>	<u>Oleander</u>
22 23	Photinia fraseri	Fraser’s photinia
23 24	Pittosporum tobira	Mock orange
24 25	Pittosporum tobira ‘Variegata’	Variegated mock orange
25 26	Pittosporum tobira ‘Wheeler’s Dwarf’	Dwarf mock orange
26 27	Pyracantha species	Pyracantha
27 28	Raphiolepis indica cultivars	Indian hawthorn
28 29	Rhus ovata	Sugar bush
29 30	Simmondsia chinensis	Jojoba
30 31	Tecoma stans angustata	Yellow bells
31 32	Vauquelinia californica	Arizona rosewood
32 33	Viburnum tinus	Viburnum
33 34	Viburnum tinus ‘Compacta’	Dwarf viburnum
34 35	Xylosma congestum	Xylosma

PROHIBITED PLANTS

	BOTANICAL NAME	COMMON NAME
1	Cynodon dactylon	Common Bermuda
2	Morus alba	Fruitless mulberry
3	Olea europaea	Olive tree
4	Nerium oleander	Oleander

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-19011 - DIRECTOR'S BUSINESS - PUBLIC HEARING – APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and appointment of Planning Commissioners to the various Department of Planning and Development Design Review Committees.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **NONE**.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter – Not Applicable

MOTION:

TROWBRIDGE – APPROVED the appointments – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open by way of reading the item.

CHAIRMAN DAVENPORT stated that upon receiving several emails regarding various appointments, the Commissioners would be appointed as follows: COMMISSIONER EVANS and COMMISSIONER TRUESDELL would participate in the Downtown Entertainment Overlay District Design Review Committee. COMMISSIONER STEINMAN and COMMISSIONER DUNNAM would participate in the Centennial Hills Architectural Review Committee. COMMISSIONER TROWBRIDGE and COMMISSIONER GOYNES would participate in the Downtown Signage Preview Committee.

Upon COMMISSIONER TROWBRIDGE’S inquiry, CHAIRMAN DAVENPORT confirmed that the Commissioners need not be sworn in by the City Clerk to participate in the aforementioned Committees.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 69 – DIR-19011

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(9:05 – 9:07)

2-3010



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

VINCENT JAMES WALTER WALLEY, III, 1301 Sunset Road, presented a map of Sunset Road. He noted that he has composed a letter to secure his federal investments. He mentioned some dispute associated with ownership of the Station casinos.

(9:07 – 9:09)

2-3210

TODD FARLOW, 240 North Nineteenth Street, recollected that the applicant of Items 48 through 50 had stated their intention to utilize a nearby school for open space as there were not any nearby parks in relation to the subject parcel of those items. MR. FARLOW stated that the school keeps those areas locked and assuming there would be access to the school would not be accurate. He also recollected approval of some unique-styled homes off Alta Road and Shadow Lane. Upon visiting the units, he confirmed that although they are strange appearance, they turned out very attractive and he encouraged the Commissioners to visit.

(9:09 – 9:11)

2-3374

MEETING ADJOURNED AT 9:11 P.M.

Respectfully submitted:

YDOLEENA YTURRALDE, DEPUTY CITY CLERK

CARMEL VIADO, DEPUTY CITY CLERK